

057.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

1,046,000 / 1,046,000

USE VALUE:

1,046,000 / 1,046,000

ASSESSED:

1,046,000 / 1,046,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19-21		PEIRCE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	COLARUSSO CHARLES L	
Owner 2:		
Owner 3:		

Street 1: 21 PEIRCE ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:

PREVIOUS OWNER  
Owner 1: LEARY PHILIP F & JANE M -

Owner 2: -  
Street 1: 49 OLDHAM RD  
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 7,737 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1908, having primarily Aluminum Exterior and 3561 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 26 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes  
Code Fact Price Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code

111 Apts. 4-8 7737 Sq. Ft. Site 0 70. 0.84 11 456,479 456,500

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
111	7737.000	583,600	5,900	456,500	1,046,000	
Total Card	0.178	583,600	5,900	456,500	1,046,000	Entered Lot Size
Total Parcel	0.178	583,600	5,900	456,500	1,046,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	293.72	/Parcel:	293.7	Land Unit Type:

PREVIOUS ASSESSMENT Parcel ID 057.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	554,500	5900	7,737.	456,500	1,016,900	1,016,900	Year End Roll	12/18/2019
2019	111	FV	471,900	6000	7,737.	456,500	934,400	934,400	Year End Roll	1/3/2019
2018	111	FV	471,900	6000	7,737.	306,500	784,400	784,400	Year End Roll	12/20/2017
2017	111	FV	443,900	6000	7,737.	293,400	743,300	743,300	Year End Roll	1/3/2017
2016	111	FV	443,900	0	7,737.	267,400	711,300	711,300	Year End	1/4/2016
2015	111	FV	400,300	0	7,737.	215,200	615,500	615,500	Year End Roll	12/11/2014
2014	104	FV	350,700	0	7,737.	192,400	543,100	543,100	Year End Roll	12/16/2013
2013	104	FV	365,000	0	7,737.	182,600	547,600	547,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEARY PHILIP F	32299-322		1/30/2001		430,000	No	No		
	14776-499		11/1/1982		40,000	No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
									7/2/2019	I & E Return	JO	Jenny O							
									2/23/2017	I & E Return	EMK	Ellen K							
									8/3/2016	Left Notice	PT	Paul T							
									4/6/2016	I & E Return	MM	Mary M							
									12/30/2013	Measured	JBS	JOHN S							
									5/22/2009	Measured	189	PATRIOT							
									1/19/2000	Mailer Sent									
									1/19/2000	Measured	263	PATRIOT							
									12/1/1991		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA / / /

